

# University of Redlands Station Area (G)

Board No. **16**

## Alternative 1

### High Density Residential such as Faculty Housing Near Station



#### Land Use

- On University property, transit-supportive uses such as:
  - Faculty housing site opportunity adjacent to station
  - Planned Arts Center and theater adjacent to railroad
  - Development of residential at minimum density of 20 units/acre

#### Linkages

- Trail along rail right-of-way to connect with Santa Ana River
- Strong pedestrian connection to University of Redlands along Cook Street
- Public gathering space with Oak trees near Cook Street and station
- Improvements to Sylvan for access and preservation of Zanja
- Pedestrian improvements and streetscape on Cook Street, Grove Street, Central Avenue and Cypress Avenue
- Improvement to sidewalk along University Avenue

## Alternative 2

### Mixed-use Near Station

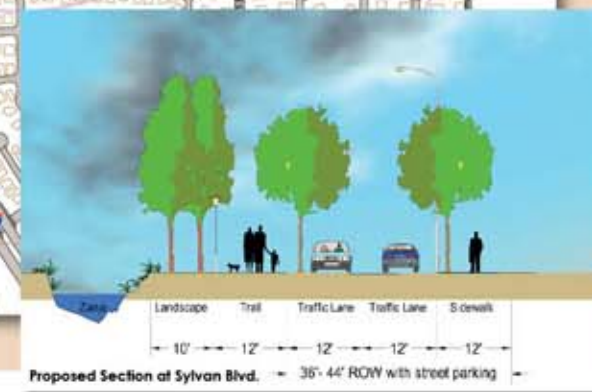


#### Land Use

- Mixed-use development east of Grove Street on private property with opportunity for small restaurants, childcare and neighborhood serving uses on ground floor of residential project
- As in Alternative 1, transit supportive uses on University property
- Development of residential at maximum density currently allowed in General Plan (27 units/acre)

#### Linkages

- Public gathering space on Grove Street
- Improvements to Sylvan for access and presentation of Zanja
- Trail along rail right-of-way to connect with Santa Ana River
- Pedestrian improvements and streetscape along Cook Street, Grove Street, Central Avenue, and Cypress Avenue
- Strong pedestrian connections to University of Redlands along Grove Street



#### Legend



#### Proposed Land Uses

- Mixed-use including residential
- Intense employment generating uses such as office, retail, restaurants, hotels
- High density residential use
- Recreation areas
- Infill residential at General Plan intensity
- Parking structure
- Institutional uses
- Industrial uses

#### Linkages

- Major roadways with bike paths and streetscape improvements
- Major roadways with streetscape improvements
- Streetscape improvements
- Pedestrian only pathways
- Pedestrian bridge
- Trails
- Existing roads
- Conceptual new roadway linkages

#### Other Elements

- Station
- Railroad track
- City boundary
- Flood channel/river
- Existing open space
- Existing buildings



Scale  
200 0 400 800